Process for NCD Designation

10 property owners petition to LHC



Historical Commission holds Public Hearing



Majority vote determines appropriateness of NCD.



If not appropriate, the Petition is rejected



If YES

Appointed Study Committee evaluates the proposed NCD, and votes



If not favorable, the Proposal is rejected



If YES

If favorable Study Comm. vote, the Historical Commission and the Planning Board convene a joint public hearing after removing Opted Out properties from NCD eligibility.





If less than 25% of the properties in the proposed NCD Area are Opted Out, then the Historical Commission and Planning Board vote whether to recommend NCD designation and forward the proposed NCD to Town Meeting.



If more than 25 % of the properties in the proposed NCD Area are Opted Out, the Historical Commission and Planning Board may reduce the size of the NCD Area if it results in a smaller NCD Area that maintains the integrity of the Study findings and contains less than 25 % of Opted Out properties



If NO



If NO

The Historical Commission and Planning Board reject the proposed NCD designation in its entirety, no further action is taken



If YES

If a simple majority of Town Meeting votes to approve the NCD, the NCD is then established, an NCD Commission is appointed, the applicable Rules and Regulations are adopted and all subsequent covered construction and alteration is subject to NCD Commission review.

Note: The above is intended to be a schematic description of the NCD adoption process.

For a more exact description of the procedural requirement, please see the text of the proposed NCD Bylaw.